

2024-0514
02/28/2024 01:04 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED


THIS INDENTURE WITNESSETH, that **SENECA C TAYLOR** ("Grantor"), *CONVEYS and WARRANTS* to **BENITO RAMON MENDOZA MORALES AND MAYBELLINE PEREDA**, as **Joint Tenants with Rights of Survivorship** ("Grantee"), for the sum of Ten Dollar (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate (the "Real Estate") in LAKE County, State of Indiana:

LOT 8 IN BLOCK 60 IN CHICAGO-TOLLESTON LAND AND INVESTMENT COMPANY'S SECOND OAK PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART OF SAID LOT TAKEN FOR ALLEY PURPOSES.

PARCEL NO. 45-08-16-405-032.000-004

The Real Estate is commonly known as 2528 Madison St., Gary, Indiana 46407. Subject to real estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 27TH day of FEBRUARY, 2024.



Seneca C. Taylor

NOT AN OFFICIAL DOCUMENT

ACKNOWLEDGMENT

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **SENECA C. TAYLOR**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27th day of February, 2024.

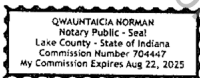
My Commission expires:

8-27-25

Signature:

Printed:

Resident of LAKE County
State of INDIANA



Grantees Address: 5021 W. Strong St. Chicago, IL 60630

Tax billing address: 5021 W. Strong St. Chicago, IL 60630

This instrument was prepared by Robert R. Thomas, THOMAS LAW GROUP, LLC, 234 E. Carmel Drive, Carmel, Indiana 46032.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, **Robert R. Thomas**.